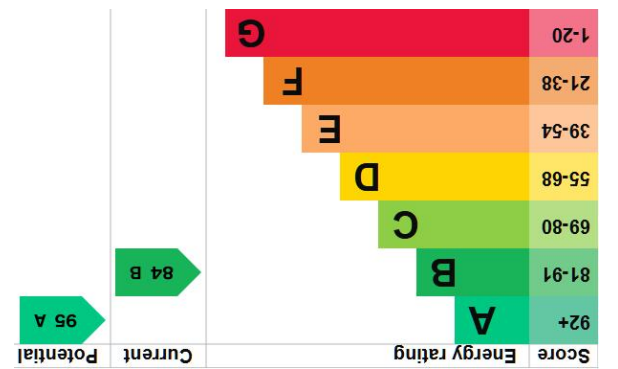


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- THREE BEDROOM SEMI
- NEWLY BUILT IN 2019
- EXTENSIVE DRIVEWAY
- GUEST WC
- FITTED KITCHEN
- SPACIOUS LOUNGE

Stonydelph Lane, Wilnecote, Tamworth, B77 5PJ

£259,950



Property Description

This newly built THREE BEDROOM SEMI DETACHED THREE STOREY TOWN HOUSE comes with a 10 year guarantee and is perfectly placed for access to all major commuter routes. Finished to a very high standard throughout and with some carpets and integrated kitchen appliances included, the property in brief comprises of entrance hall, kitchen, living room, ground floor w.c, two bedrooms and a family bathroom to the first floor and a second floor master bedroom with en suite and dressing area. There is a substantial driveway to the front offering parking for multiple vehicles and to the rear is an enclosed garden with lawn.

HALLWAY Entrance door, carpeted, radiator, ceiling light, power points.

LIVING ROOM 12' 6" x 10' 4" (3.81m x 3.15m) Carpeted, patio doors to the rear, radiator, ceiling light, power points.

KITCHEN 9' 9" x 8' 5" (2.97m x 2.57m) Range of wall and base units, double glazed window to the front, stainless steel sink and drainer, built-in oven and hob, ceiling light, power points, integrated fridge/freezer, integrated dishwasher, integrated washing machine.

GROUND FLOOR WC Wood effect laminate flooring, heated towel rail, wash hand basin, low level w.c, double glazed window to the side.

FIRST FLOOR

BEDROOM TWO 13' 4" x 8' (4.06m x 2.44m) Carpeted, double glazed window to the rear, ceiling light, power points, radiator.

BEDROOM THREE 9' 10" x 13' 4" (3m x 4.06m) Carpeted, double glazed window to the front, ceiling light, power points, radiator.

FAMILY BATHROOM 7' 5" x 5' 7" (2.26m x 1.7m) Heated towel rail, wood effect laminate flooring, double glazed window to the side, bath, sink incorporated into a vanity unit, low level w.c. ceiling light.

SECOND FLOOR

MASTER BEDROOM 16' 2" x 8' 9" (4.93m x 2.67m) Carpeted, double glazed window to the front, ceiling light, power points, radiator.

EN SUITE With wood effect laminate flooring, walk-in shower, heated towel rail, double glazed window to the rear, low level w.c and wash hand basin.

OUTSIDE To the front of the property is a substantial driveway offering parking for multiple vehicles and to the rear is an enclosed garden laid mainly to lawn.

Council Tax Band C Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for O2, Vodafone, limited for EE, Three

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 209Mbps. Highest available upload speed 30Mbps.
Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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